

031.0

0002

0014.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
1,023,400 / 1,023,400

APPRAISED:

1,023,400 / 1,023,400

USE VALUE:

1,023,400 / 1,023,400

ASSESSED:

1,023,400 / 1,023,400

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28-30		ALLEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LOMBARDI KEITH E	
Owner 2:	
Owner 3:	

Street 1: 5 OLDHAM RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: MATTSON JOSEPHINE -
Owner 2: -
Street 1: 30 ALLEN ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 5,176 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Asbestos Exterior and 3153 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 5176 Sq. Ft. Site 0 80. 1.11 1

IN PROCESS APPRAISAL SUMMARY							Legal Description		User Acct
104	5176.000	557,900	5,300	460,200	1,023,400				21531
Total Card	0.119	557,900	5,300	460,200	1,023,400				GIS Ref
Total Parcel	0.119	557,900	5,300	460,200	1,023,400				GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 324.58		/Parcel: 324.5					Insp Date
									10/07/17

PREVIOUS ASSESSMENT							Parcel ID	031.0-0002-0014.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	104	FV	558,700	5300	5,176.	460,200	1,024,200	1,024,200	Year End Roll
2019	104	FV	415,000	5300	5,176.	489,000	909,300	909,300	Year End Roll
2018	104	FV	415,000	5300	5,176.	356,700	777,000	777,000	Year End Roll
2017	104	FV	389,800	5300	5,176.	310,700	705,800	705,800	Year End Roll
2016	104	FV	389,800	5300	5,176.	264,600	659,700	659,700	Year End
2015	104	FV	348,300	5300	5,176.	258,900	612,500	612,500	Year End Roll
2014	104	FV	348,300	5300	5,176.	212,900	566,500	566,500	Year End Roll
2013	104	FV	362,000	5300	5,176.	202,500	569,800	569,800	

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2015	104								

**EXTERIOR INFORMATION**

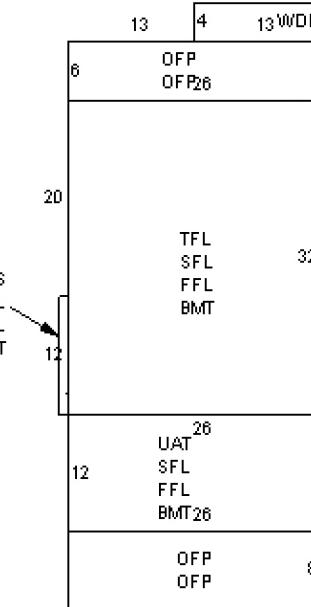
Type:	13 - Multi-Garden	
Sty Ht:	3 - 3 Story	
(Liv) Units:	2	Total: 2
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	5 - Asbestos	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11	BRs: 4
	Baths: 2	HB

**OTHER FEATURES**

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue: Rating:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

**DEPRECIATION**

Phys Cond: GD - Good 18. %

Functional: %

Economic: %

Special: %

Override: %

Total: 18.6 %

**CALC SUMMARY**

Basic \$ / SQ: 170.00

Size Adj.: 0.98301613

Const Adj.: 0.93100190

Adj \$ / SQ: 155.582

Other Features: 122500

Grade Factor: 1.00

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

Adj Total: 685355

Depreciation: 127476

Depreciated Total: 557879

**COMPARABLE SALES**

Rate

Parcel ID

Typ

Date

Sale Price

WtAv\$/SQ:

AvRate:

Ind.Val

Juris. Factor:

Before Depr:

155.58

Special Features: 0

Val/Su Net:

107.97

Final Total: 557900

Val/Su SzAd:

176.94